



# Downtown Revitalization Project

Public Meeting, June 15, 2016

# Introduction

Mr. John Baumgartner  
Deputy City Manager  
City of League City

Mr. Daniel Menendez, P.E.  
Vice President / Project Manager  
Huitt-Zollars, Inc.

*Presentation will be available on the City's Website*  
[www.leaguecity.com/downtown](http://www.leaguecity.com/downtown)

# Public Meeting Agenda

- Background
- Briefing on the Components of the Project
- Breakout Groups to gain input and insight from Citizens

★ Written Comments are also Welcome

# Envisioning Process

- City Wide Envisioning Process (January 24<sup>th</sup>, 2015)
- Meeting critical to the “DO IT” Community Development Process
- Downtown Revitalization was the 2<sup>nd</sup> highest ranked project
- Downtown critical to Economic Development





# ROADMAP TO THE FUTURE



## SHORT TERM (0-3 Years)



### Economic Development

- Develop industrial/commercial mix
- Partnerships - public, private and other orgs (Rotary, Chamber, non-profits)
- City as a destination
- Infrastructure in place to accommodate visitors
- Biotech, UTMB (developers)
- Waterfront development
- Make it an easier place to do business
- Implement quarter cent sales tax - dedicated economic development fund
- Planned growth
- Attract corporate HQ



### Development of central historic/business district

- Revitalizing main street
- Enforcing historic standards
- Street scaping
- Promote pedestrian safety environment / speed limits
- Preserve historic identity
- Appropriate mix of businesses
- Ghirardi House



### Community Facilities Master Plan

- Library
  - Digital Library on west side of League City
  - Library expansion/parking - west side branch
- Fire Stations
- Animal Shelter
  - Storage expansion, New shelter
- Parks
  - Update master plan, Expand recreational facilities - west side, West side sports facility, Continued support of hike and bike trails, Land bank for the future
- Traffic
  - Ramp reversal, Time lights starting with busiest, Proactive planning, More efficient means of transportation, Logic to street names



### Debt Management

## Mid Term (4-6 Years)



- Appearances
- Landscaping, irrigation, appeal
- Beautification (including entryway signs)
- Code enforcement - grass cutting
- Diversify Water Supply Sources
- Great Public Safety
- Improve drainage issues
- Update codes and ordinances
- Community Gathering Place
- Amphitheater



## Long Term (7-10 Years)

- Making League City a tourist destination
- Expansion of recreational facilities
- Establish sense of place- who are we?
  - Amenities
- Junior College District
- Enhanced communication to residents
  - Flowcharts for permitting process
- Nature preservation
  - Conservation

# Why is Downtown Important?

- Recognizable
- Make a Positive Statement
- Community Gathering Spot
- Sense of Belonging
- Bellwether for the overall state of the City's economy and culture
- Preserve our History
- Connection to the Community
- Tourist Destination
- Other Factors



# Downtown Revitalization Components of the Project

- Part of the City's Capital Improvement Plan (ED1503)
  - PH1: Conceptual Plan and Public Outreach  
Fountain, Park Avenue, Ornamental Fence
  - PH2: Muldoon's Run
  - PH3: League Park
  - PH4: Main Street
- ★ **Part of the Overall Economic Development Process for the  
Downtown Area**

# Other Input / Coordination

- Parks Board
- Historic Commission
- Historic Society
- Garden Club
- Downtown Association
- 4B
- VFW @ Park Banners



# Next Public Meeting

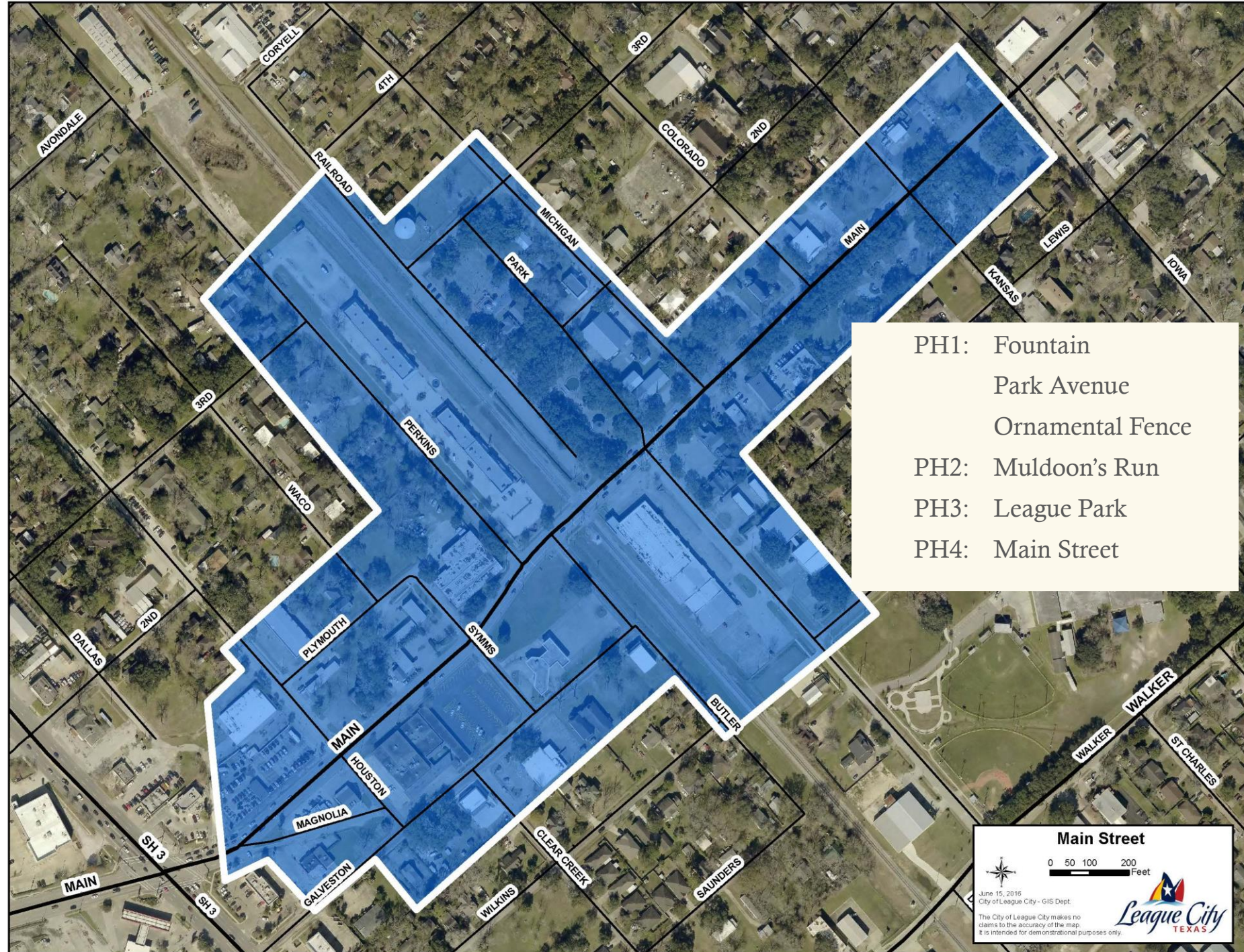
- Presentation of Input Received
- Share developed Schematics and Schedules
- Further the discussion with the Community



# General *DRAFT* Information

Your Participation and Input  
will help Revitalize Historic League City



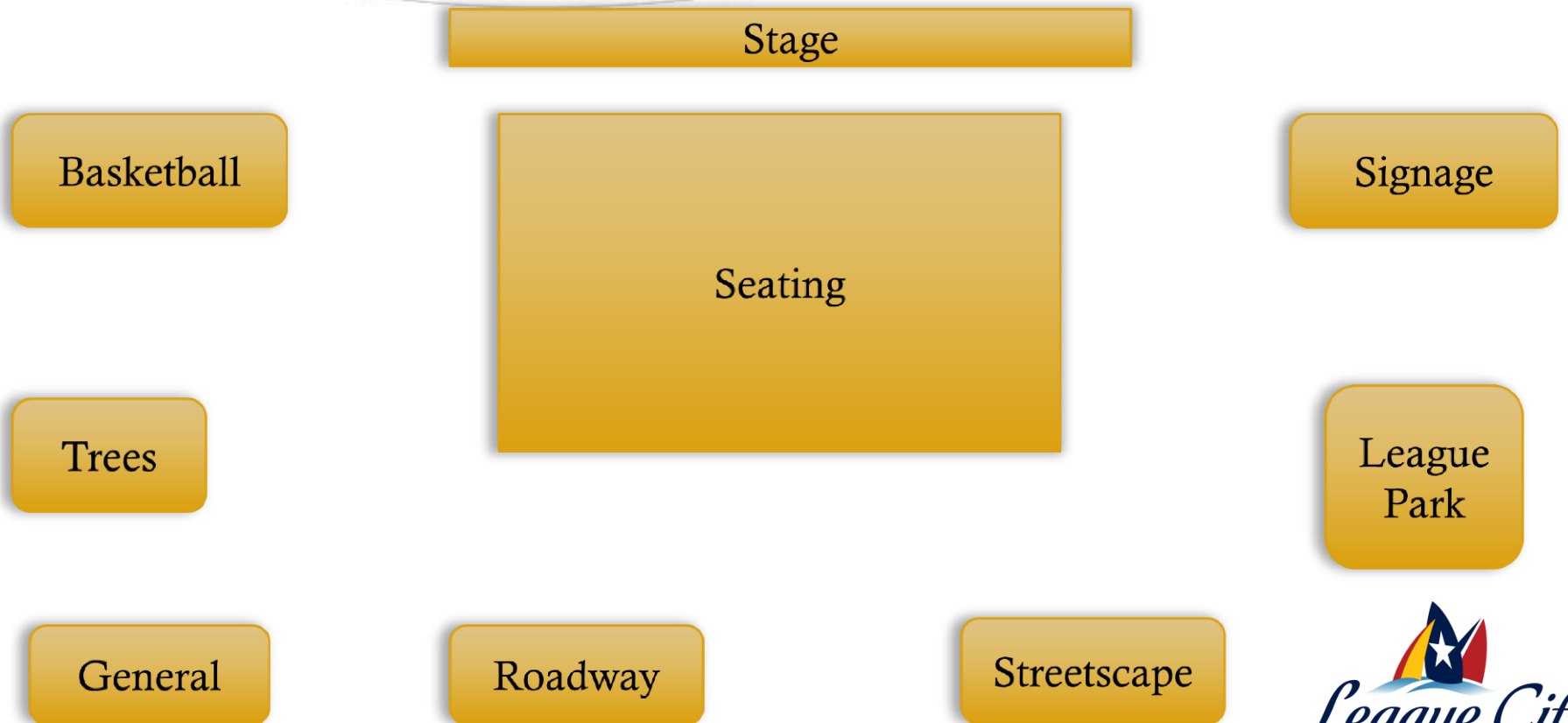




# Breakout Groups

- Tree Preservation and Planting
- Roadway Configurations
- Streetscape
- Signage
- League Park
- Basketball Courts
- General Input

# Breakout Groups' Table Layout





# Presentation Slides

- Each Discussion Table will have print outs of the respective slides to help discussion

# Input and Insight

- What do I think about what has been proposed?
- What ideas do I have to make it better?
- What factors should be taken into consideration?



# Tree Preservation and Planting

Hosts:

Heather McKnight, League City Arborist (COLC)

Brian Goad (Huitt-Zollars)

# Tree Preservation

## Topics of Discussion

- How will tree protection be done?
- Trimming of Trees
  - Improved Tree Health



# Stately Butler Oaks





# Trees

Trees that frame the street and walkway but are pruned to allow excellent visibility for retail signage

## Recommended Street Trees

- Crape Myrtle
- Eastern Redbud
- Bottlebrush
- Savannah Holly
- Highrise Oak



Crape Myrtle



Eastern Redbud

# Trees

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## Recommended Street Trees

- Crape Myrtle
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- Highrise Oak



Bottlebrush



Savannah Holly



Highrise Oak



# Roadway Configuration

Hosts:

Earl Smith (COLC)

Chaitanya Gampa, PE (Huitt-Zollars)

Daniel Bastidas (Huitt-Zollars)



# Roadway Topics of Discussion

- Parking
- Access Management
- Lane configuration
- Special Intersection issues
- Traffic Congestion

# Park Avenue

- Repaved Park Ave./Main St. Intersection
- Marked street parking expansion
- Enhanced streetscaping





# Park Avenue/Main Street Intersection



# Park Avenue - Existing





# Park Avenue - Proposed





# Main Street (Park Avenue to Iowa)



- Maintain Butler Oaks' health and vitality
- Improved streetscaping
- Enhance the tree canopy
- Pedestrian crossings at intersections

# Main Street (Highway 3 to Park Avenue)

- Entryway with gateway sign
- Pedestrian crossings
- Improved parking in public right-of-way
- Enhanced streetscaping
- Buried/relocated overhead utilities
- Use of historic roadway markers





# Main Street - Existing





# Main Street - Proposed

GATEWAY  
PLANNING





# Streetscape

Hosts:

John Lothrop (COLC)

Ashley Johnson (Clark Condon)



# Streetscape Topics of Discussion

- Pavers (color / pattern)
- Bench location behind curb
- Trash can location behind curb
- Banners on Light Poles
- Flower Pots

# Enhanced Streetscaping



- Red brick paver strip



- Acorn style pedestrian lighting



- Street furniture within paver strip facing buildings



- Street trees with plantings

# Street Furniture

- Street Furniture placed within the paver strip
- Benches facing the buildings

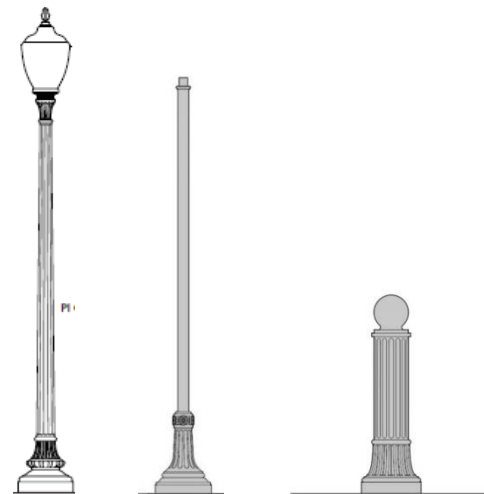






# Lighting

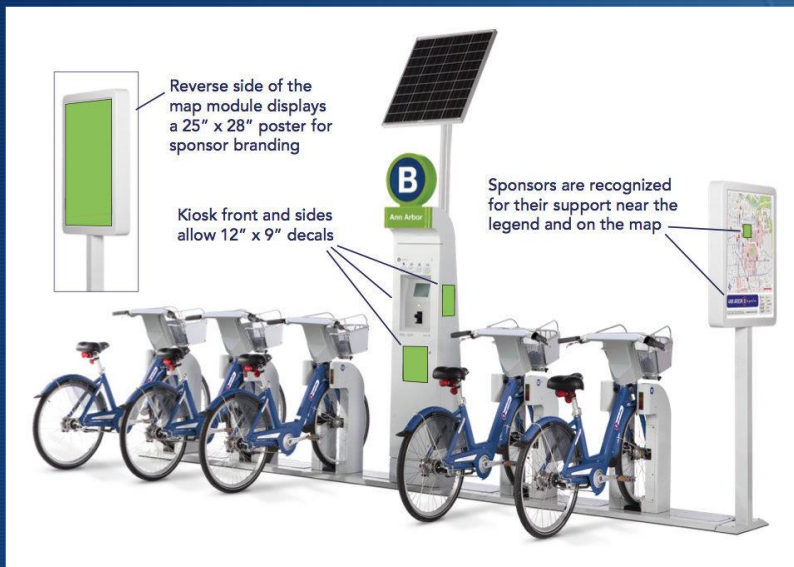
- Traditional Acorn Style Luminaire
- Single Headed Lamp
- Traditional Style Fluted Post





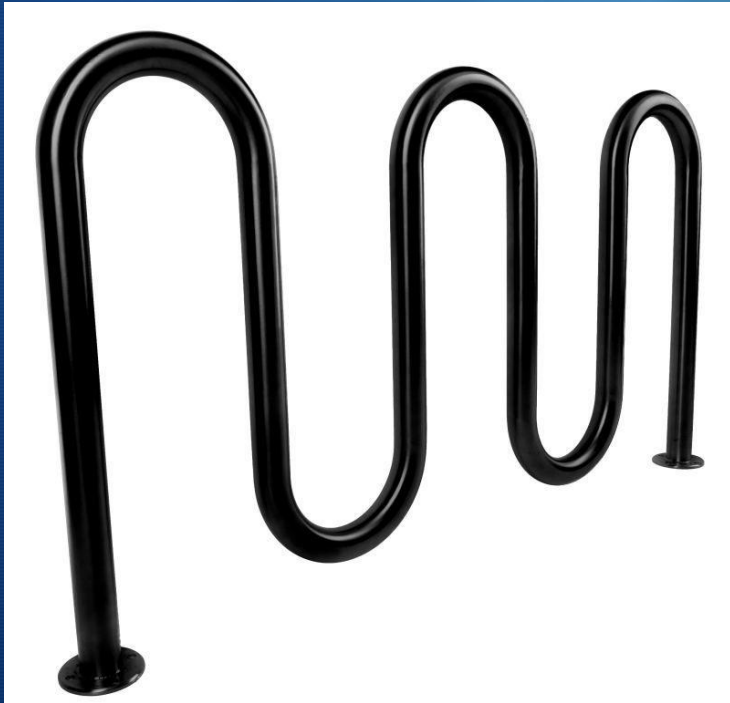
# Hanging Flower Baskets, Banners & Flags

- Flower Baskets and Banners on Lighting Posts
- Canopy created from flag holders



# Bike Facilities

- Bike rental stations
- Bike locks for private bicycles







# Signage

Hosts:

Molly Morkovsky (Clark Condon)

Claire Yang (Huitt-Zollars)

# Signage

## Topics of Discussion

- Style of:
  - Wayfinding Signs
  - Street Signs
- Font of Each



# Street Signage

- Decorative posts and arms, complementary to the pedestrian lighting
- Decorative finial on top
- Add logo or historic symbol/image





# Wayfinding Signage

- Historically styled wayfinding signs
- Directions to museums and historic buildings





# Historic Roadway Markers

- Old style white post with vertical street names
- Wayfinding for Historic locations



# League Park

Hosts:

Chien Wei, Director of Parks (COLC)

Katie Golzarri (Clark Condon)

Michael Tehrani (Huitt-Zollars)



# League Park

## Topics of Discussion

- “Enhanced” League Park that is a destination
- Protection of existing trees and gazebo
- Water Feature (Muldoon’s Run)
- Strengthened connection between League Park and Walding Station
- Develop a performance area for live events
- Water plaza/splash pad (under discussion)
- Farmer’s Market
- Touchstone (Lucky Longhorn in League Park)
- Sprucing up and updating remainder of League Park

# League Park



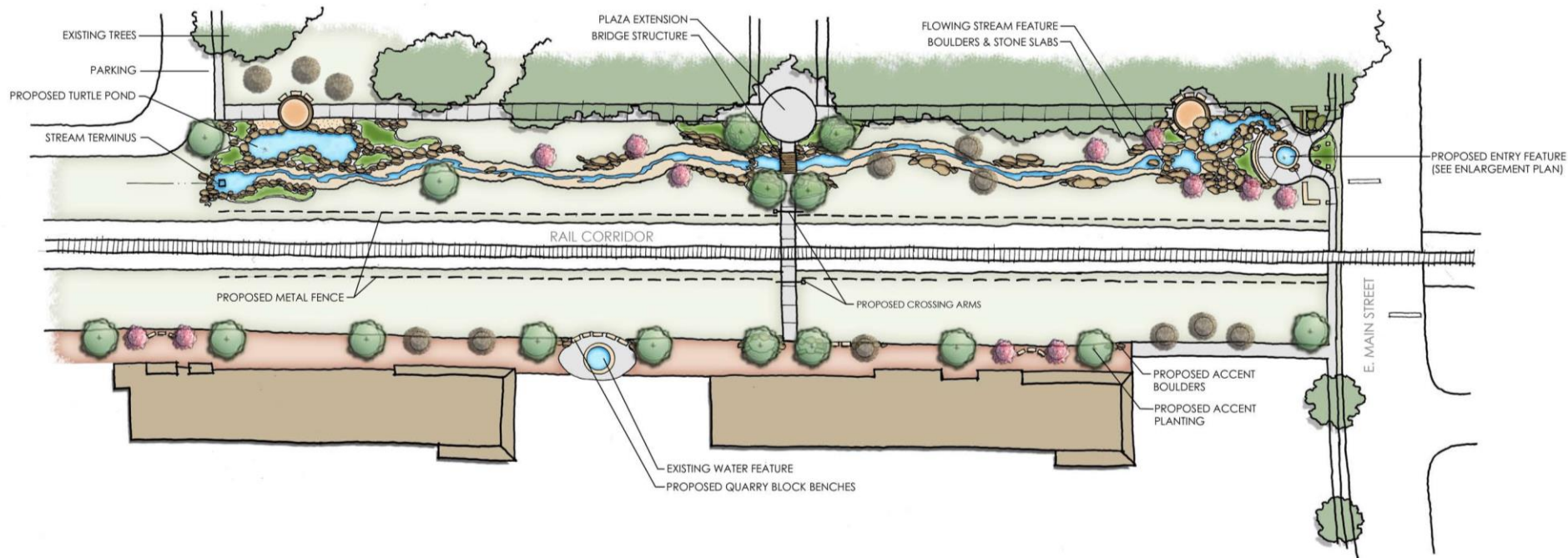


# Fountain - Proposed





# Muldoon's Run



# Muldoon's Run



- Western Boundary of Park
- Improved drainage
- Construct pedestrian promenade between existing park and water feature



# Strengthened League Park Connection



- Relocate Caboose
- Remove shrubs
- Consistent fencing on perimeter





# Splash Pad



- Interactive water feature

(Under Discussion)

# Farmer's Market







# Touchstone

- Historic themed touchstone piece (Lucky Longhorn)





# Basketball Courts

Hosts:

Paul Menzies (COLC)

Dewey Brunt (Huitt-Zollars)

# Basketball Courts

## Topics of Discussion

- Best Location
- Phase approach if relocated
  - Always have the Courts Open



# General Input

Hosts:

Candace Blalock (COLC)

Rick Werbiskis (COLC)



# General Topics of Discussion

- Future Economic  
Development



# Downtown Revitalization

*Let's "DO IT"*

# Project Points of Contact:

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